

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 0.508 ACRE (22,147 SQUARE FEET) OF LAND OUT OF LOT 1A, THE BLUFFS OF UNIVERSITY HILLS, RESUBDIVISION OF LOT 1 AND 2, BLOCK A, A SUBDIVISION OF RECORD IN BOOK 84, PAGE 43D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO SAFA TRADING ESTABLISHMENT, INC. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12932, PAGE 1629 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.508 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½” rebar with cap stamped “COA Public Works” set on the curving westerly right-of-way line of Loyola Lane (70’ right-of-way) , at the southeast corner of said Lot 1A, The Bluffs of University Hills, Resubdivision of Lot 1 and 2, Block A , same being the northeast corner of Lot 2A, The Bluffs of University Hills, Resubdivision of Lot 1 and 2, Block A, for the southeast corner of the tract herein described having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 0.99992808) grid coordinate values of **N=10,086,188.56 E=3,138,097.24**, from which a ½” iron rod found at the southeast corner of said Lot 2A, The Bluffs of University Hills, Resubdivision of Lot 1 and 2, Block A bears S27°04’49”E, a chord distance of 116.81 feet;

THENCE, departing the westerly right-of-way line of Loyola Lane with the common line of said Lot 1A and Lot 2A, The Bluffs of University Hills, Resubdivision of Lot 1 and 2, Block A the following three (3) courses:

- 1.) **S86°04’14”W**, a distance of **244.34** feet to a ½” rebar found at an angle point;
- 2.) **S75°25’52”W**, a distance of **101.98** feet to a ½” rebar found at the southwest corner of said Lot 1A, The Bluffs of University Hills, Resubdivision of Lot 1 and 2, Block A and an interior corner of said Lot 2A, The Bluffs of University Hills, Resubdivision of Lot 1 and 2, Block A, for the southwest corner of the tract herein described;
- 3.) **N14°33’45”W**, a distance of **57.77** feet to a ½” rebar with cap stamped “COA Public Works” set at an angle point and a common corner of Lot 1B and said Lot 2A, The Bluffs of University Hills, Resubdivision of Lot 1 and 2, Block A, from which a disturbed ½” rebar found bears S32°16’11”E, a distance of 2.90 feet and from said ½” rebar with cap stamped “COA Public Works” set, a ½” rebar found at the most southwesterly corner of said Lot 1B, The Bluffs of University Hills, Resubdivision of Lot 1 and 2, Block A bears S78°00’49”W, a distance of 15.64 feet;

THENCE, along the common line of said Lot 1A and said Lot 1B, The Bluffs of University Hills, Resubdivision of Lot 1 and 2, Block A, **N05°47’15”E**, a distance of **5.24** feet to a ½” rebar with

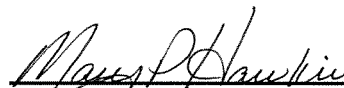
cap stamped "COA Public Works" set at the intersection of the westerly line of said Lot 1A, The Bluffs of University Hills, Resubdivision of Lot 1 and 2, Block A and the northerly line of a 10 foot wide Sanitary Sewer Easement dedicated by plat recorded in Book 84, Page 43D of the Plat Records of Travis County, Texas, for the northwest corner of the tract herein described, from which a ½" rebar found at a common angle point of said Lot 1A and Lot 1B, The Bluffs of University Hills, Resubdivision of Lot 1 and 2, Block A bears N05°47'15"E, a distance of 109.95 feet;

THENCE, departing the easterly line of said Lot 1B, Resubdivision of Lot 1 and 2, Block A and crossing said Lot 1A, Resubdivision of Lot 1 and 2, Block A with the northerly line of said 10 foot wide Sanitary Sewer Easement, **N78°41'47"E**, a distance of **306.67** feet to a ½" rebar with cap stamped "COA Public Works" set on the curving westerly right-of-way line of Loyola Lane for the northeast corner of the tract herein described, from which a ½" iron rod found at the northeast corner of said Lot 1A, The Bluffs of University Hills, Resubdivision of Lot 1 and 2, Block A, same being the most southeasterly corner of said Lot 1B, The Bluffs of University Hills, Resubdivision of Lot 1 and 2, Block A, bears N39°42'23"W, a chord distance of 19.37 feet to a ½" rebar found at the Point of Curvature and N40°22'15"W, a distance of 205.86 feet;

THENCE, along the curving westerly right-of-way line of Loyola Lane with a curve to the right, having a radius of 747.74 feet, a central angle of 07°24'15", an arc of 96.63 feet and a chord bearing **S35°15'44"E**, a distance of **96.56** feet to the **POINT OF BEGINNING** and containing **0.508** acre (22,147 Square Feet) of land, more or less.

This legal description was prepared by Mary P. Hawkins, R.P.L.S. No. 4433 from a survey made on the ground in February and March, 2014. Bearings are based on the Texas State Plane Coordinate System of 1983, Central Zone derived from multiple GPS VRS observations. The controlling monuments for this project are a mag nail with washer stamped "COA Public Works" set in the concrete sidewalk at the southeast corner of the intersection of Manor Road and Loyola Lane having grid coordinate values of N=10,086,567.71, E=3,137,867.98 and a mag nail with washer stamped "COA Public Works" set at the northeast corner of a concrete pad on the east side of Loyola Lane having grid coordinate values of N=10,085,966.40, E=3,138,261.39. The distances shown are surface values. The combined scale factor is 0.99993352.



 2/24/15

Mary P. Hawkins, R.P.L.S. No. 4433
Quality Management Division
Department of Public Works
City of Austin

REFERENCES

TCAD Parcel No. 02-2125-1301
Austin Grid M-26 & N-26

MANOR ROAD
(RIGHT-OF-WAY VARIES)

LOT 1B
SAFA TRADING ESTABLISHMENT, INC.
VOL. 12058, PG. 1251
TCAD 02-2125-1302

THE BLUFFS OF UNIVERSITY HILLS
RESUBDIVISION OF LOTS 1 AND 2,
BLOCK A
BK. 84, PG. 43D

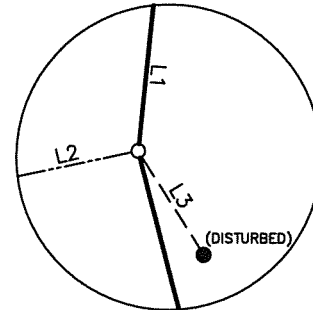
LOT 1A
SAFA TRADING ESTABLISHMENT, INC.
VOL. 12932, PG. 1629
TCAD 02-2125-1301

LOT 2A
CITY OF AUSTIN
VOL. 8477, PG. 998
TCAD 02-2125-1308

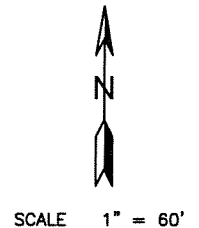
LOYOLA LANE
(70' RIGHT-OF-WAY)

**0.508 ACRE
(22,147 SQ. FT.)
OUT OF LOT 1A**

P.O.B.
N=10,086,188.56
E=3,138,097.24
GRID



DETAIL
NOT TO SCALE



LEGEND

- 1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)
- 1/2" REBAR WITH CAP STAMPED "COA PUBLIC WORKS" SET
- () RECORD INFORMATION PER BK. 84, PG. 43D

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

DEPARTMENT OF PUBLIC WORKS
QUALITY MANAGEMENT DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-2661
FAX (512) 974-7179

LINE TABLE

NO.	BEARING	DISTANCE
L1	N05°47'15"E	5.24'
L2	S78°00'49"W	15.64'
L3	S32°16'11"E	2.90'

CURVE TABLE

NO.	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE	ARC LENGTH	RADIUS
C1	S35°15'44"E	96.56'	07°24'15"	96.63'	747.74'
C2	S27°04'49"E	116.81'	08°57'35"	116.93'	747.74'
(C2)	(S25°56'55"E)	(116.96')		(117.08')	(747.74')
C3	N39°42'23"W	19.37'	01°29'03"	19.37'	747.74'
C4	S36°00'15"E	115.88'	08°53'18"	116.00'	747.74'
(C4)	(S34°55'E)	(116.03')		(116.15')	(747.74')

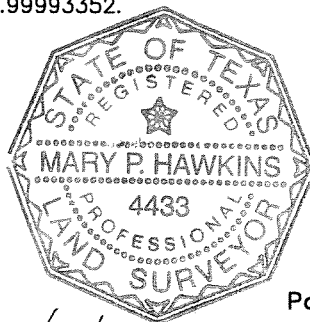
NOTE:

EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY ALAMO TITLE COMPANY ON DECEMBER 5, 2013, GF NO. AUT-13-671-AUT13005782SG. THERE MAY BE RECORDED OR UNRECORDED EASEMENTS NOT SHOWN HEREON THAT MAY AFFECT THE PROPERTY.

SCHEDULE B NOTES:

- ITEM (1.) RESTRICTIVE COVENANTS SET OUT ON THE PLATS RECORDED IN VOLUME 42, PAGE 12 AND VOLUME 84, PAGE 43D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND IN INSTRUMENT RECORDED IN VOLUME 3558, PAGE 398 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (THE 0.508 ACRE TRACT IS SUBJECT TO THESE).
- ITEM (10d.) 10 FOOT WIDE SANITARY SEWER EASEMENT AS SHOWN ON PLATS RECORDED IN VOLUME 42, PAGE 12 AND VOLUME 84, PAGE 43D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (THE 0.508 ACRE TRACT IS SUBJECT TO THIS).
- ITEM (10e.) 15 FOOT WIDE DRAINAGE AND ACCESS EASEMENT AS SHOWN ON PLATS RECORDED IN VOLUME 42, PAGE 12 AND VOLUME 84, PAGE 43D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (THE 0.508 ACRE TRACT IS SUBJECT TO THIS).
- ITEM (10f.) 7.5 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE NORTHWEST AND WEST LINES OF LOT 1A. (THE 0.508 ACRE TRACT IS SUBJECT TO THIS).
- ITEM (10g.) EASEMENTS AND EASEMENT RIGHTS SET OUT IN INSTRUMENT RECORDED IN VOLUME 3558, PAGE 398 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (THE 0.508 ACRE IS NOT SUBJECT TO THIS).
- ITEM (10h.) BUILDING SET BACK REQUIREMENTS AS SHOWN OR SET OUT ON THE PLATS RECORDED IN VOLUME 42, PAGE 12 AND VOLUME 84, PAGE 43D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (THE 0.508 ACRE TRACT IS SUBJECT TO THESE), AND IN INSTRUMENT RECORDED IN VOLUME 3558, PAGE 398 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (THE 0.508 ACRE TRACT IS NOT SUBJECT TO THIS).

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 DERIVED FROM MULTIPLE VRS GPS OBSERVATIONS. THE CONTROLLING MONUMENTS ARE A MAG NAIL WITH WASHER STAMPED "COA PUBLIC WORKS" SET IN THE CONCRETE SIDEWALK AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MANOR ROAD AND LOYOLA LANE HAVING GRID COORDINATE VALUES OF N=10,086,567.71, E=3,137,867.98 AND A MAG NAIL WITH WASHER STAMPED "COA PUBLIC WORKS" SET AT THE NORTHEAST CORNER OF A CONCRETE PAD ON THE EAST SIDE OF LOYOLA LANE HAVING GRID COORDINATE VALUES OF N=10,085,966.40, E=3,138,261.39. DISTANCES SHOWN ARE SURFACE VALUES. THE COMBINED SCALE FACTOR IS 0.99993352.



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Mary P. Hawkins 2/24/15
 MARY P. HAWKINS, R.P.L.S. NO. 4433 DATE
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 FB. 4063, PG'S. 1-6

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 QUALITY MANAGEMENT DIVISION
 505 BARTON SPRINGS ROAD, SUITE 760
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